

# STATE OF NEW YORK

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6755--A

2023-2024 Regular Sessions

## IN SENATE

May 9, 2023

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Introduced by Sen. SKOUFIS -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT authorizing the town of Warwick, county of Orange to alienate certain lands held in public trust in the town of Warwick, county of Orange

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Subject to the provisions of this act, the town of Warwick,  
2 in the county of Orange, acting by and through its town board, is hereby  
3 authorized to discontinue as public trust lands and to alienate the  
4 lands more particularly described in section three of this act for the  
5 purpose of exchanging such land for lands owned by urbanXtracts, a  
6 "seed-to-market" cannabis business.
- 7 § 2. The authorization contained in section one of this act shall take  
8 effect only upon the condition that the town of Warwick shall dedicate  
9 the lands described in section four of this act as parkland provided  
10 that the town of Warwick has never used such lands for public open space  
11 or park purposes.
- 12 § 3. The lands authorized by section one of this act to be discontin-  
13 ued as public trust land and alienated are as follows:
- 14 All that parcel of land situate, lying and being in the Town of  
15 Warwick, County of Orange and State of New York, being more particularly  
16 bounded and described as follows:
- 17 Beginning at a point along the easterly boundary of Lot 5 at the  
18 northwesterly corner of Lot 2 West, being located S 00 01' 34" W, 50.00  
19 feet from the most easterly corner of Lot 1; thence along the boundary  
20 of Lot 2 West the following four (4) courses and distances:
- 21 (1) S 00° 01' 34" W, a distance of 108.85 feet to a point;

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 (2) S 13° 15' 40" W, a distance of 234.10 feet to a point;  
2 (3) S 25° 00' 00" E, a distance of 148.92 feet to a point;  
3 (4) N 72° 20' 30" E, a distance of 553.66 feet to a point;  
4 thence through Lot 5 the following nineteen (19) courses and  
5 distances:  
6 (1) S 13° 00' 00" W, a distance of 62.71 feet to a point;  
7 (2) S 52° 27' 48" W, a distance of 1,126.22 feet to a point;  
8 (3) S 69° 09' 00" W, a distance of 206.00 feet to a point;  
9 (4) N 20° 51' 00" W, a distance of 254.50 feet to a point;  
10 (5) N 69° 09' 00" E, a distance of 53.12 feet to a point;  
11 (6) S 69° 37' 16" E, a distance of 62.55 feet to a point;  
12 (7) N 20° 22' 24" E, a distance of 80.00 feet to a point;  
13 (8) N 70° 38' 56" W, a distance of 80.00 feet to a point;  
14 (9) N 29° 44' 43" E, a distance of 13.41 feet to a point;  
15 (10) N 51° 49' 50" W a distance of 57.38 feet to a point;  
16 (11) along a curve to the left having a radius of 115.00 feet, an arc  
17 length of 46.43 feet to a point;  
18 (12) N 74° 57' 52" W, a distance of 25.46 feet to a point;  
19 (13) along a curve to the right having a radius of 45.00 feet, an arc  
20 length of 43.03 feet to a point;  
21 (14) N 20° 10' 47" W, a distance of 397.60 to the point located along  
22 the southerly boundary of a roadway now known as John Hicks Drive, said  
23 point being located N 65° 09' 20" E, 180.90 feet from the northeasterly  
24 boundary of Lot 1;  
25 (15) N 65° 09' 20" E, for a distance of 136.44 feet to a point;  
26 (16) along a curve to the right having a radius of 250.00 feet, an arc  
27 length of 97.24 feet to a point;  
28 (17) N 87° 26' 30" E, a distance of 140.91 feet to a point;  
29 (18) along a curve to the left having a radius of 350.00 feet, an arc  
30 length of 270.71 feet;  
31 (19) along a curve to the right having a radius of 365.00 feet, an arc  
32 length of 298.77 feet to the Point Of Beginning.  
33 Containing 15.67 acres of land, more or less.  
34 Being a portion of Lot 5 shown on the map entitled "Survey Map showing  
35 The Remaining Lands to be Retained by the Town of Warwick of the former  
36 Mid-Orange Correctional Facility, prepared for Warwick Valley Local  
37 Development Corporation, New York State Office of General Services,  
38 Empire State Development Corporation," dated July 2, 2013, last revised  
39 December 5, 2013, on file at the New York State Office of General  
40 Services as OGS Map No. 2462, Sheet 4.  
41 § 4. Prior to the discontinuance and alienation of the public trust  
42 land described in section three of this act, the town of Warwick shall  
43 acquire and dedicate as public trust land such land consisting of  
44 approximately 2.28 acres described as follows:  
45 All that parcel of land situate, lying and being in the Town of  
46 Warwick, County of Orange and State of New York, being more particularly  
47 bounded and described as follows:  
48 Beginning at a point on the most Easterly corner of lands now or  
49 formerly NY Hemp Source, LLC (Section 46, Block 1, Lot 35) also known as  
50 Lot 2 West (Filed Map number 38-14 in the Orange County Clerk's Office)  
51 where the same is intersected by the Westerly Line of State School Road  
52 and runs along the original line of Lot 2 West S72°20'30W for a distance  
53 of 490.07 feet to a point, thence;  
54 Along a line to become the new division line between NY Hemp Source,  
55 LLC and The Town Of Warwick N13°00'00"E for a distance of 237.29 feet to  
56 a point, thence;

1 Along the same N06°32'49"E for a distance of 103.00 feet to a point,  
2 thence;

3 Along the Southerly and Westerly line of State School Road on a curve  
4 to the left with a radius of 1,714.50 feet for an arc distance of 220.41  
5 feet subtended with a Chord Bearing S86°56'44"E for a distance of 220.26  
6 feet to a point, thence;

7 Along the same N89°22'18"E for a distance of 96.39 feet to a point,  
8 thence;

9 Along the same on a curve to the right with a radius of 35.50 feet for  
10 an arc distance of 44.41 feet subtended with a Chord Bearing S54°47'11"E  
11 a distance of 41.57 feet to a point, thence;

12 Along the same S18°56'40"E a distance of 158.83 feet to the point and  
13 place of beginning.

14 Said parcel containing 2.28 acres, more or less.

15 § 5. In the event that the fair market value of the lands described in  
16 section four of this act to be dedicated by the town of Warwick as park-  
17 lands are not equal to or greater than the fair market value of the  
18 lands to be alienated as described in section three of this act, the  
19 town of Warwick shall dedicate the difference of the fair market value  
20 of the lands to be alienated and the lands to be dedicated for the  
21 acquisition of additional parklands and/or capital improvement to exist-  
22 ing park and recreational facilities.

23 § 6. In the event that the town of Warwick received any funding  
24 support or assistance from the federal government for the purchase,  
25 maintenance or improvement of the lands held in public trust set forth  
26 in section three of this act, the discontinuance and alienation of such  
27 lands held in public trust authorized by the provisions of section one  
28 of this act shall not occur until the town of Warwick has complied with  
29 any federal requirements pertaining to the alienation or conversion of  
30 such public trust lands, including satisfying the secretary of the inte-  
31 rior that the alienation or conversion complies with all conditions  
32 which the secretary of the interior deems necessary to assure the  
33 substitution of other lands shall be equivalent in fair market value and  
34 usefulness to the lands being alienated or converted.

35 § 7. This act shall take effect immediately.